

California Regional Water Quality Control Board
Santa Ana Region

March 4, 2005

STAFF REPORT

ITEM: 7

SUBJECT: Appeal for an Exemption from the Homeland-Green Acres and Romoland Waste Discharge Prohibition, AAA Pacific Manufactured Homes, Inc., Parcel 4, Parcel Map 16542, Parasol Drive, Homeland Area, Riverside County, APN 458-270-020-8 (and APN 458-270-019)

DISCUSSION:

On February 8, 2005, Guy Winton, acting on behalf of AAA Pacific Manufactured Homes, Inc., submitted a request for approval for the use of a septic tank-subsurface disposal system on a lot located at Parasol Drive in the Homeland area of Riverside County (see attached map). The parcel (APN 458-270-020-8) is approximately 0.82 acres (net) in size. A single-family house (mobile home) is proposed to be constructed on this lot, to be serviced by a septic tank-subsurface disposal system. The above-referenced lot lies within the boundaries of the assessment district of Eastern Municipal Water District; however, there is no sewer line available, nor any plans to provide sewer to this lot.

On September 7, 1982, after extensive study and following a public hearing, the Regional Board adopted a waste discharge prohibition applicable to the use of septic systems in the Homeland-Green Acres and Romoland areas of Riverside County. By Resolution No. 87-77, the Regional Board extended the effective date of the prohibition to July 1, 1990. After July 1, 1990, only those septic systems that are on one acre or more (net) and are more than 200 feet from the sewer are exempt from the waste discharge prohibition. AAA Pacific Manufactured Homes, Inc., did not receive an exemption from the waste discharge prohibition. The AAA Pacific Manufactured Homes, Inc., property was subdivided in 1981, prior to the adoption of the waste discharge prohibition. Since this subdivision, the lot adjacent to AAA Pacific Manufactured Homes, Inc.'s property (APN 458-270-019) inadvertently received approval for the use of an on-site septic tank-subsurface disposal system from Riverside County Environmental Health in violation of the Regional Board's waste discharge prohibition. A mobile home using a septic tank-subsurface disposal system is currently being constructed on this adjacent lot.

As a matter of equity, and considering that sewerage of these two lots is not planned, staff recommends that an exemption from the Homeland-Green Acres and Romoland waste discharge prohibition be granted for AAA Pacific Manufactured Homes, Inc. lot and adjacent lot APN 458-270-019, provided that a County-approved soils percolation report is submitted demonstrating that these lots are suitable for subsurface disposal system use. The exemption would specify that only one single-family dwelling shall be constructed on each lot.

RECOMMENDATION:

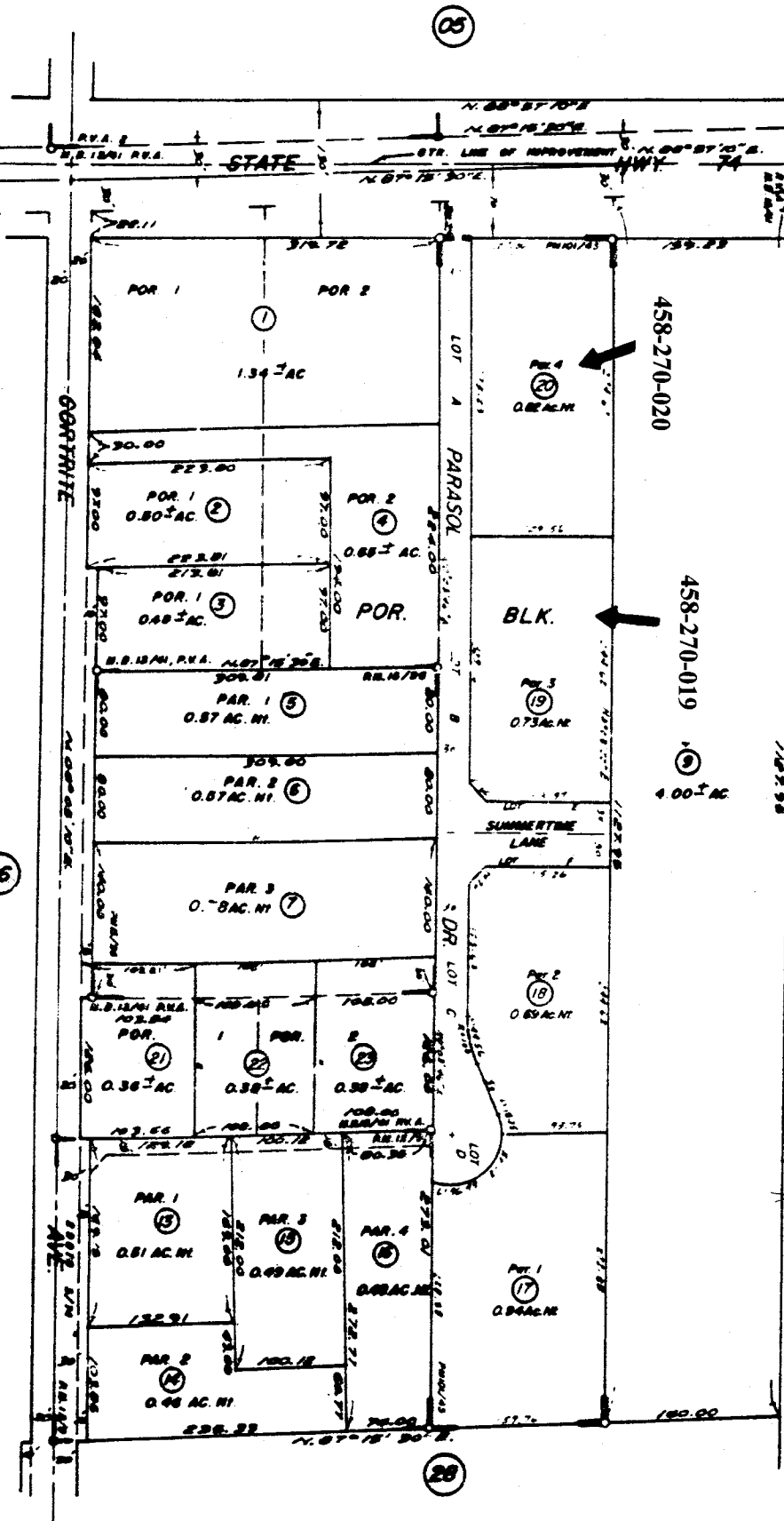
Approve an exemption from the Homeland-Green Acres and Romoland Waste Discharge Prohibition for AAA Pacific Manufactured Homes, Inc. property and the adjacent property with APN 458-270-019, and direct staff to issue Attachments "A", contingent on the submission of an acceptable soils percolation report, and with the condition that only one single-family dwelling be constructed on each lot.

Comments were solicited from the following:

State Water Resources Control Board, Office of the Chief Counsel – Jorge Leon
Riverside County Environmental Health – Sam Martinez
Riverside County Building and Safety – Steve Dondalski
Eastern Municipal Water District – Debra Haskell
Winton Engineering – Guy Winton

458-06
458-27 T.R.A. 898

POR. E 1/2 SEC. 16, T.5S., R.2W.



DATA: 200-25 MET. MAP
M.B. 13/41-43 PERRIS VALLEY ACRES
P.M. 15/96 PWICW MGD 5329
P.M. 12/18 " " 5737
P.M. 10/45 " " 16542

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

FEB. 1981

ASSESSOR'S MAP BK. 458 PG. 27
RIVERSIDE COUNTY, CALIF. 92511